

Application ref: 2023/4092/P  
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Date: 4 April 2024

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
Judd Street  
London  
WC1H 9JE

Phone: 020 7974 4444

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[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

The Heritage Practice Ltd.  
10 Bloomsbury Way  
London  
WC1A 2SL

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:

**Imperial Hotel**  
**61-66 Russell Square**  
**London**  
**WC1B 5BB**

Proposal:

Removal of the timber structure and pergola at first floor covering plant at roof level. Removal of roof top plant. Rationalisation of the rooftop plant with new enclosure. The remaining rooftop to be utilised as a terrace. Erection of new staircase enclosures and inclusion of glazed windows to the main facade at ground floor level and first floor level of the hotel to provide access to the terrace.

Drawing Nos:

Design and Access Planning Statement prepared by Cube Design, Environmental Sound Survey & Plant Sound Assessment Report prepared by AAD dated 14 September 2023 ref: 23106/001/lf, Acoustic Review Note prepared by AAD dated 14 September 2023 ref: 23106/002/lf, Planning Cover Letter prepared by The Heritage Practice dated 27 September 2023, Daylight and Sunlight Report prepared by Waldrams dated 24 January 2024 ref: 3275, 1431-P101-C dated 22/09/2023, 1431-P102-D dated 22/09/2023, 1431-P103-G dated 23/02/2024, 1431-P104-G dated 23/02/2024, 1431-P105-D dated 22/09/2023, 1431-P107-H dated 01/03/2024, 1431-P108-G dated 01/03/2024, 1431-P109-G dated 01/03/2024, 1431-P110-J dated 01/03/2024, 1431-P111-I dated 22/03/2024, 1431-P112-F dated 23/02/2024, 1431-P113-H dated 25/03/2024, 1431-P119-D dated 27/03/2024, 1431-P124-D dated 01/03/2024, 1431-P125-D dated 27/02/2024, 1431-P126-A dated 01/03/2024, 1431-P127-A dated 30/03/2024, 1431-P128-A dated 30/03/2024.

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 The development hereby permitted must begin not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:

Design and Access Planning Statement prepared by Cube Design, Environmental Sound Survey & Plant Sound Assessment Report prepared by AAD dated 14 September 2023 ref: 23106/001/lf, Acoustic Review Note prepared by AAD dated 14 September 2023 ref: 23106/002/lf, Planning Cover Letter prepared by The Heritage Practice dated 27 September 2023, Daylight and Sunlight Report prepared by Waldrams dated 24 January 2024 ref: 3275, 1431-P101-C dated 22/09/2023, 1431-P102-D dated 22/09/2023, 1431-P103-G dated 23/02/2024, 1431-P104-G dated 23/02/2024, 1431-P105-D dated 22/09/2023, 1431-P107-H dated 01/03/2024, 1431-P108-G dated 01/03/2024, 1431-P109-G dated 01/03/2024, 1431-P110-J dated 01/03/2024, 1431-P111-I dated 22/03/2024, 1431-P112-F dated 23/02/2024, 1431-P113-H dated 25/03/2024, 1431-P119-D dated 27/03/2024, 1431-P124-D dated 01/03/2024, 1431-P125-D dated 27/02/2024, 1431-P126-A dated 01/03/2024, 1431-P127-A dated 30/03/2024, 1431-P128-A dated 30/03/2024.

Reason: For the avoidance of doubt and in the interest of proper planning.

- 3 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policies D1 and D2 of the London Borough of Camden Local Plan 2017.

- 4 No music shall be played on the roof terrace of the Ballroom Building.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies G1, CC1, D1, A1, and A4 of the London Borough of Camden Local Plan 2017.

- 5 No events or functions shall take place on the roof terrace of the Ballroom Building.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies G1, CC1, D1, A1, A4 and, TC3 of the London Borough of Camden Local Plan 2017.

- 6 Prior to use of the development, details shall be submitted to and approved in writing by the Council, of the external noise level emitted from roof plant and roof terrace of the Ballroom Building and mitigation measures as appropriate. The measures shall ensure that the external noise level emitted from plant, machinery/ equipment will be lower than the lowest existing background noise level by at least 10dBA, by 15dBA where the source is tonal, as assessed according to BS 4142:2014 "Methods for rating and assessing industrial and commercial sound" at the nearest and/or most affected noise sensitive premises which will include gardens and external amenity spaces, with all machinery operating together at maximum capacity and thereafter be permanently retained.

Reason: To ensure that the amenity of occupiers of the development site and surrounding premises is not adversely affected by noise from the roof plant and roof terrace of the Ballroom Building in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017.

- 7 Prior to use, machinery, plant or equipment at the development (Ballroom Building) shall be mounted with proprietary anti-vibration isolators and fan motors shall be vibration isolated from the casing and adequately silenced and maintained as such.

Reason: To ensure that the amenity of occupiers of the development site and surrounding premises is not adversely affected by vibration in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017.

- 8 The first-floor roof terrace on the Ballroom Building is permitted to be occupied and operational between 08:00 to 23:00.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies G1, CC1, D1, A1, A4 and, TC3 of the London Borough of Camden Local Plan 2017.

#### Informative(s):

- 1 Reasons for granting permission:

The subject application relates specifically to the one-story Ballroom building with associated first-floor access into the northern wing of the main Hotel.

Proposed works to the front courtyard façade of the Ballroom would include the removal of the canopy, opening up of the façade at ground-floor with three windows, extension of four concrete panels to ground level, and a new covered entrance porch below the clock panel. The proposed works to the front courtyard elevation are considered to integrate with the existing material treatment and detail of the courtyard elevation. The galleon sculpture, bells and clock salvaged from the from the original Imperial Hotel will be retained.

Internal changes are proposed with the introduction of a staff wellness area at basement level and an all day dining restaurant associated to the existing hotel at ground floor level of the Ballroom building. As a result of the proposed staff

area within the basement level, four (4) existing car parking spaces will be removed to facilitate the works, which is welcomed and in accordance with policy T2 of the Camden Local Plan 2017. The internal works are also considered acceptable.

At first-floor roof level a new terrace would be created with two projecting staircase enclosures (located along the eastern rear and southern side elevations) and plant (located in the rear south-eastern corner). Works to the terrace would also include the addition of new joinery to the Hotel's northern wing, pergolas and balustrading. The new roof level terrace structures have been located away from the front courtyard elevation and would not exceed the height of the concrete panels. This will minimise the visibility of the new additions and ensure that the existing features remain the dominant architectural element when viewed from the public realm of the central courtyard. Additions to the terrace would not be visible from Russell Square.

The rear elevation of the Grade II Listed 13, 14 & 15 Queens Square sits directly adjacent to the new proposed stair enclosure and roof plant, which are setback at a minimum of 2565mm from the rear elevation of the Grade II Listed building. A daylight and sunlight report was submitted which found the proposed stair enclosure and roof plant would not adversely harm the amenity of the occupants as all windows within the property would retain acceptable levels of daylight in VSC and sunlight in APSH. Council's Conservation Officer also confirmed the setting of the proposed stair enclosure and roof plant will not harm the adjacent Grade II Listed building.

The proposed first-floor roof terrace will only be available to Executive Club Members who hold royalty status with the hotel between 08:00 to 23:00 and has a maximum capacity of 180 occupants. The terrace is confined by the proposed stair enclosure and roof plant which acts as a noise barrier between the terrace and 13, 14 & 15 Queens Square, the building directly adjacent to the application building. It is not considered that the level of noise generated from the proposal, mainly the proposed roof plant and terrace, would cause undue harm to neighbouring properties. Supporting material was provided in the form of an environmental sound survey and an indoor plant sound assessment, which has been assessed by Council's Environmental Health Officer who raised no objections subject to appropriate conditions.

## 2 Reasons for Granting Permission (continued):

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

No objections were received prior to making this decision. This and the planning history of the site have been taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies D1, D2, A1, and A4 of Camden Local Plan 2017. The development would also accord with the NPPF 2023 the London Plan 2021.

- 3 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).
- 4 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444). Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.
- 5 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website (search for 'Camden Minimum Requirements' at [www.camden.gov.uk](http://www.camden.gov.uk)) or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2023.

You can find advice about your rights of appeal at:

<https://www.gov.uk/appeal-planning-decision>.

If you submit an appeal against this decision you are now eligible to use the new [submission form](#) (Before you start - Appeal a planning decision - GOV.UK).

Yours faithfully



Daniel Pope  
Chief Planning Officer